

BUILDING PAGE
REMAINS LIVELY

Structural Operations in Business Section Keep Swift Stride Toward Completion.

The past week has witnessed great progress in building operations throughout the city. The big army of masons and carpenters employed on the Utah is making a decided showing. The masons have carried the terra-cotta work up to the second story of the building, and the composition floors are completed nearly to the top story, while the brick work on the north and east sides of the building is coming in apace. A row of iron heads will extend all along the west and south sides, many of them now being in place. The work throughout the building is being pushed with great activity, and it is thought another week will see the finishing touches put on.

Workmen on the Kearns office building are making satisfactory progress, the handsome granite-terra-cotta front having nearly reached the third story. Some beautiful architectural design work is being placed in the front of this building, which, when completed, will be one of the finest office structures in the state.

The exterior of the elaborate building in Exchange place being erected by the Commercial club is practically completed, and now the workmen are busy in the interior, which will require probably two or three more months to complete. The Commercial club will have one of the finest homes in the west when the new quarters are ready for the promised big housewarming.

A large number of teams are still busy on the big Auerbach excavation at the corner of State and Third South streets, and the indications are that within ten days the great hole will be ready for the masons to begin the foundation.

The excavation for the Newhouse theater, State and Exchange place, is practically completed, and next week the masons will have the foundation well under way.

In about three weeks it is expected that part of the South Temple front annex to Z. C. M. will be ready for occupancy. This front is one of the handsomest things in town. The old shoe and overall factory adjoining it on the east will next be given a modern front.

The Daily hotel on Main and Fourth South streets is practically closed in, the mason work on the structure the past few weeks having been pushed with remarkable vigor, almost making it possible to occupy the new modern structures for this city. Every day means \$30 for the contractor, provided he can complete the work before contract time, and if it runs over the time, then he has a penalty of \$35 a day to pay. Accordingly, an attempt is being made to establish a record for fast construction of a modern six-story hotel building for Salt Lake.

Building operations in the residence district, in the wholesale district to the west and everywhere, in fact, have progressed the past week, which has been without interruption from unfavorable elements or otherwise.

Best table d'Hôte dinner in America, Saitair, \$1.

A splendid card of races including the contest between deRosier and an ox cart at Wandamere Monday night, Pioneer Day.

Today is Popular Day, Saitair.

GO TO OGDEN SUNDAY.

Via Oregon Short Line. Round trip \$1.00, with choice of twenty-four trains. Late train leaves Ogden 9:15 p. m.

Today, Ship Cafe, Saitair, table d'Hôte dinner \$1.

WEEK WAS QUIET
IN REALTY WORLD

Deals Not Marked, But Market Was Not Unusual for July.

This has been another quiet week in real estate circles. It was expected, so the few realty men now at their desks are not disappointed with the week's tone of the market. There has been a satisfactory number of small transfers for the third week in the hottest month of the year. Probably the largest transfers of the week were those of the Rio Grande Lumber company purchasing from E. T. Ashton for a consideration of \$11,000, 10 by 30 rods on Fifth West between First and Second South streets in order to extend their lumber yard bounds, and the purchase by Dr. E. P. Root of the handsome 16-room residence at 66 D street from Clara L. Brown for a consideration of \$15,000. The smaller transactions aggregate well into the thousands and considering all the draw-backs the third week in July was not unusually quiet. The number of mortgages filed that always gives a healthy tone to a town, showing beyond doubt the prosperous condition of the people generally, even if the aggregate of the 19 releases did not amount to more than \$25,000. Salt Lake in particular, and Ogden, Provo, Logan, Park City and all the other agricultural and mining towns of the state in general are prospering in spite of the tightness of the money market and the injury to some of the crops on account of the unprecedented drought of the past six months. The unusual quiet state of the mining market for the past year has also had its effect, but in the mining world now seem to be reacting slowly to the good, and when the prices of even the regular dividend payers moves up to what is considered their real worth, which is far above the present price, that, too, will have a buoyant effect upon Salt Lake's realty. The cereal crops are now being garnered and threshed from the dry farms throughout the state, many showing profitable yields, and when their fall vegetable crops, hundreds of thousands of dollars, now lying idle in the banks of the principal towns of the state, will be put in circulation, and the good times promised for the fall of 1910 will be ushered in with glad hearts.

DEMAND INCREASING
FOR INCOME PROPERTY

"There is quite a demand in the market at the present time for income property," says a realty man, "and some are otherwise, some reasonable and others not so much so. Agents report that they have clients ready to invest in property that will yield 10 per cent net revenue on the purchase price. If they can find it they are wise to snap it up with alacrity. Money is worth 7 and 8 per cent, and the man who invests in Salt Lake real estate will certainly get a 7 per cent return on his investment at the present time should he hesitate to put his money in the venture. The population is growing with great rapidity, and as it grows the revenue-producing ability of the realty will increase in the same proportion. Six per cent property now means 8 per cent property five years from now, 10 per cent in 10 years and 12 per cent in 15 years. There is property in Salt Lake today bought 20 or 25 years ago that is returning from 50 to 100 per cent per annum on its original cost. It is easier and safer perhaps to put your money out at 7 per cent, than to engage in to collect rents, look after repairs and take chances. But the man who has the business shrewdness to invest right and the energy to attend to his business will be rich in 10 or 20 years. The president of the board of investment in Salt Lake property today, while the man who invests his capital in mortgages will be rich in 10 or 20 years, and the man who invests in realty will be rich in 10 or 20 years or thereabouts."

Beauty Spots of Salt Lake City

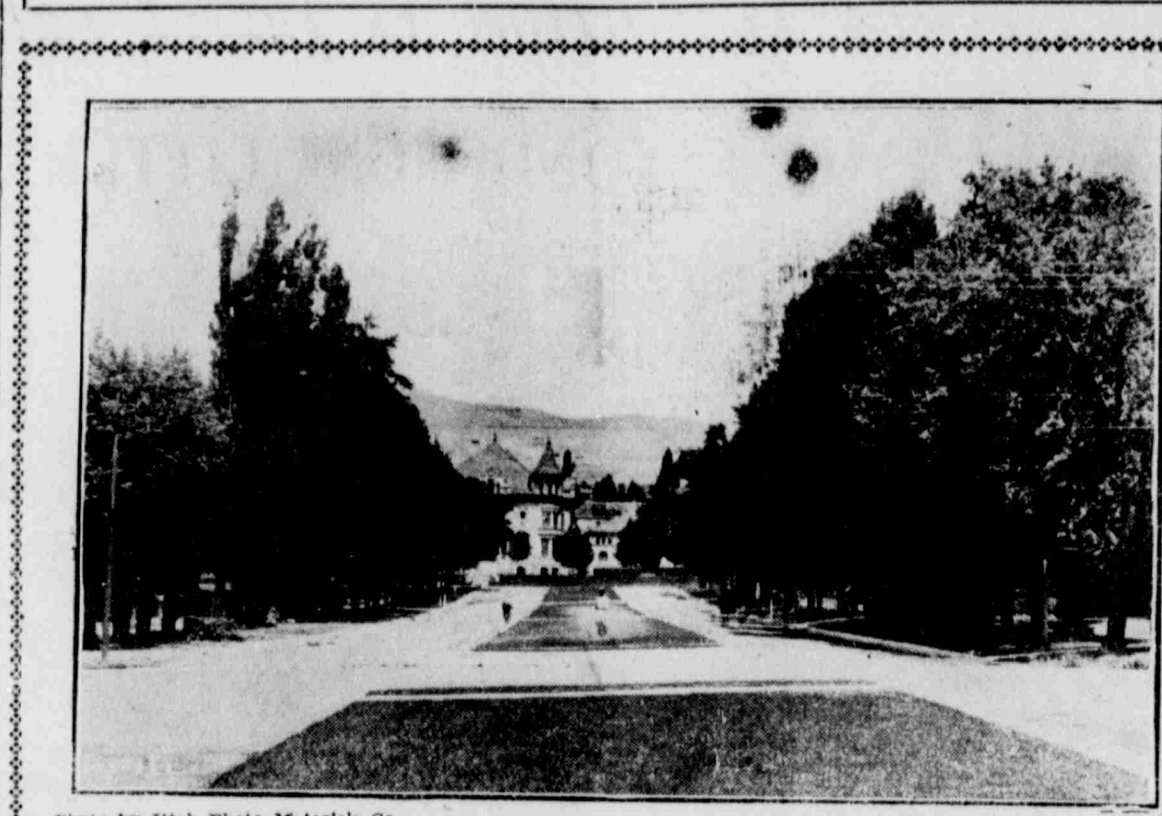


Photo by Utah Photo Materials Co.

LOOKING NORTH IN SIXTH EAST STREET FROM FIRST SOUTH STREET.

REAL ESTATE TRANSFERS.

Henry Parry, part section 11, township 3 south, range 1 west, 1,300	to Halloran-Judge Loan & Trust company, part of Northwood place, 100
Eliza Thomas to Albert Thomas, lot 2, block 61, plat 1, 10	Martha A. McCormick to Howard A. Snelgrove, lot 2, block 38, plat B, 2,125
Rhoda Holbrook to Equitable Home Building company, lot 18, block 16, five-acre plat A, 10	E. S. Hubbard to Hubbard Investment company, lots 8 to 12, block 1, Oakland subdivision, 5
John Heid and wife to Jane B. Winn, lot 4, block 95, plat D, 1,200	Hubbard Investment company to John Cain, lot 50, block 2, Waterloo, 5
John O. Carlson to A. B. Irvine, lot 10, block 29, 10-acre plat A, 1,000	Hubbard Investment company to John Cain, lot 5, block 92, plat C, 5
Kimball & Richards to Gordon R. Woolley, lots in block 3, Burton block 65, Sandy station, 500	Andrew N. H. Humphries and wife, to Edward Rodman, lot 13, Sunnyside addition, 275
Mary Gemmill to Alexander L. Gemmill, lot 2, block 48, plat D, 1	
Mary Gemmill to Alexander L. Gemmill, lot 4, block 49, plat D, 1	
Mary Gemmill to Alexander L. Gemmill, lot 6, block 52, plat B, 1	
Mary B. Howard to Enamel Brick & Concrete company, section 25, township 3 south, range 1 east, 1,350	
Kimball & Richards to Mr. Lindholm, lot 7, block 1, subdivision 26, plat C, 1,500	
John T. Spencer to Nels A. Nelson, section 14, township 3 south, range 1 east, 290	
Charles B. Jones to Nels A. Nelson, section 14, township 3 south, range 1 east, 290	
Frank B. Stephens and wife to Robert B. Porter, lot 4, block 24, plat F, 700	
Ezra O. Best and wife to Alexander Murphy, lot 1, block 3, five-acre plat A, 700	
Jennine Anderson to G. V. Larson, part lot 59, all lot 51, block 3, Rosedale addition, 1,050	
C. D. Harding and wife to Hannah Bartlett, part lot 6, block 6, plat E, 250	
Emily P. Weller and Elijah M. Weller to James H. Armstrong, lot 16, block 16, plat A, 3,100	
Nathaniel H. Stone and wife to Kimball & Richards, lot 34 and 35, Jackson square, 5	
John P. Kelly and wife to Fannie B. Snyder, lots 21 and 22, block 2, South Main Street addition, 2,100	
Albert S. Erickson to David Smith, part lot 1, block 34, plat F, 10	
Jane Turner to William D. Turner, part section 17, township 2 south, range 1 east, 1	
William B. Rhodes to A. N. Rhodes Yeager, part lot 3, block 33, 10-acre plat A, 1	
Gustave H. Backman to Frederick C. Wolters, lot 1, block 69, plat C, 10	
Oscar N. Despain and wife to Henry Parry, part section 11, township 3 south, range 1 west, 1,300	
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DEFECTIVE DEVICE
CAUSED TROUBLE

Accident at Ft. Monroe, in Which Artillerymen Were Killed, Due To Failure of Mechanism.

SO GEN. CROSIER CONCLUDES

Artillery Man Says New System Recently Adopted Was Being Used In Rapid Fire.

Washington, July 22.—To the failure of a safety mechanism to operate when a sudden and powerful pull was given by an artilleryman in attaching the lanyard, is now laid the responsibility for the accident which cost the lives of 11 men at Fort Monroe, Va., in the battle practice yesterday. Such is the conclusion of Gen. Crozier, chief of ordnance, U. S. A., who attended the practice and who has been in touch with the inquiry made by the investigating board.

Never before in the history of the army had the device failed to work. The possibility of its occurrence was demonstrated, however, by Gen. Crozier, who, after the accident by a test made of all the guns which participated in the practice. In another gun of the ill-fated de Russy battery, the device was found defective, when Gen. Crozier applied unusual force, such as is never deemed necessary in tests and examinations.

Just before the accident the gun was pronounced by the officers in proper condition, and in April a coast artillery officer, on inspection duty, reported that its premature explosion was beyond the range of possibility.

Steps will be taken at once to remedy the device. "Of course it is entirely possible so to change the mechanism as to prevent another accident such as that of Thursday," said Gen. Crozier.

ARTILLERYMAN ASSERTS
WAS TRYING NEW SYSTEM

Fort Monroe, Va., July 22.—While the official report to Washington gives the cause of the accident yesterday which killed 11 men as premature explosion the real cause was asserted by an artilleryman to have been as follows: "A new system," said this artilleryman, "recently adopted was being used in rapid fire, this being the fourth time it had been used. The signal was to close the breech. To accomplish this

IMPRESSIVE SERVICES
OVER BODIES OF VICTIMS

Newport News, Va., July 22.—Impressive military services were conducted this evening over the bodies of seven of the 11 victims of yesterday's accident at Fort Monroe. Capt. J. H. Scott, post chaplain, officiated at the service. Col. Clarence P. Townsley, commander of the fort, rode at the head of his command, directly behind the caissons and hearses in the funeral procession.

Brig.-Gen. Arthur Murray, chief of artillery, and Mrs. Murray were present. The seven for whom services were held were Privates Chas. W. Jung, John W. Chadwick, J. H. Turner, Roy Duffey, J. J. Sullivan, I. N. Aedy and Yudson Hogan.

The post band led the funeral procession and a choir of 50 voices sang selections. The bodies rested upon an improvised altar covered with American flags and surrounded by flowers.

The bodies of the other three killed and Corp. Charles Atkins were received from the fort at their homes in Phoenix, Va., less than a mile from the fort, today and will be buried tomorrow.

Services will be conducted at the fort tomorrow over the bodies of Corp. Albert Bradford and Private Alfred W. Smith, and they will be buried in the national cemetery at Arlington.

The post is awaiting with intense interest the report of the board of investigation.

Spend a cool holiday at Beautiful Wandamere next Monday, 25th, Pioneer day.

Band and Orchestra Saitair, Today.

MEN AND ANIMALS
SUCCUMB TO HEAT

Tucson, Ariz., July 23.—News reached here yesterday contains the information that men and animals are succumbing to the intense heat in the vicinity of Calexico, on the border between Mexico and California. Eight men and as many mules, attached to a construction camp are said to have died since yesterday. There have been numerous prostrations besides.

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GO TO OGDEN SUNDAY.

PREST. TAFT LEFT
EVERYONE HAPPY

Met the Townspeople of Bar Harbor on Village Green and Made Them a Speech

SOON WON THEIR APPLAUSE.

Spoke of Value of Vacations and Praised Summer Air of Place, Likening It to Champagne.

Bar Harbor, Me., July 22.—President Taft brought his stay in Bar Harbor to a close this afternoon. He left as a member of a merry coaching party headed for Seal Harbor, 11 miles away. The Mayflower steamed across to Seal Harbor to meet the president. The yacht afterward went to Northeast Harbor and anchored there for the night with the presidential party on board. Tomorrow morning she will steam across Frenchman's bay to Mount Desert ferry, where Mr. Taft will take a special train to Bangor.

After visiting that city for two hours and making a speech, he will proceed by special train to Ellsworth, the home of Senator Hale, to be the latter's guest until Sunday afternoon. Mr. Taft also will make a short speech at Ellsworth at luncheon by Mrs. Mark Hanna. Tonight the party was entertained at luncheon by Mrs. Charlemagne Tower, at her nice two miles from the harbor.

Mr. Taft is adhering strictly to his determination to keep away from politics on this trip. There was not a suggestion of politics in his speech today. He said in part: "In my father's time he thought, although a hard-working lawyer, that two weeks was ample vacation time during the entire year, and when I came to the bar, he suggested that if I stayed at home in the summer months I would make a good deal more money than if I went away."

"But the American people have found that there is such a thing as exhausting the capital of one's health and constitution, and that two or three months' vacation after the hard and nervous season to which one is subjected in the autumn and spring, is necessary."

"Mr. Justice Strong of the supreme bench, who lived to be 83 or 85, told me it was a part of his life to take 60 days each year out in the woods away from the people, exercising and living in the open air and to that he attributed his long life."

Watch the papers for further announcements of the Pioneer Day at Beautiful Wandamere.

Saitair Today, Popular Day.

DID CHAUFFEUR
MURDER RAWN?

Chicago Police Arrest Ernest Hoffman, Negro and Ex-Employee of Dead Man.

SAID TO HAVE MADE THREATS

Widow Details Shooting, and Police Say It Supports Their Theory Of Suicide.

CHARGED WITH ASSAULT
WITH EDITORIAL SHEARS

Tucson, Ariz., July 23.—Frank J. Bligh, editor of a weekly newspaper here, was arrested yesterday and placed under bond of \$1,000 to answer a charge of having assaulted H. H. Wynkoop of the Tucson Citizen, with a pair of editorial shears.

Bligh, a member of the editorial staff of the Tucson Citizen, was charged with the assault on Wynkoop, who is a prominent labor leader in this city, in the recent labor convention at Phoenix, and walked out when the plan was broached for the formation of a labor party to elect delegates to the coming constitutional convention.

Spend the holiday next Monday at Beautiful, cool Wandamere. Big Pioneer Day celebration.

Insurance against sickness. Bathing at Saitair now at best.

MRS. ROBERT BURDETTE.

Made Such Convincing Argument Was Allowed to Vote.

Pasadena, Cal., July 23.—Insisting on her rights as a large taxpayer to vote at a bond election, Mrs. Robert Burdette, wife of the famous preacher-humorist, presented herself at the polls yesterday and made such a good argument that she was allowed to cast her ballot. The election officials mildly protested, but Mrs. Burdette assured them that she had sufficient education and sufficient property she intended to cast her ballot, which she did. Mrs. Burdette is a noted clubwoman and a firm believer in woman suffrage. She celebrated her birthday yesterday by giving \$5,000 to Thrope polytechnic institute.

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BUSY WEEK'S WORK
FOR BURT & CARLQUIST

Burt & Carlquist, the home builders, report business for the week as being exceptionally good; in fact one of the best weeks in the history of the firm. Contracts for the erection of eight modern cottages and bungalows were closed, and their construction department will begin work at once to build a five-room modern near Sixth South and Eighth East for Charles S. Robinson; four-room bungalow for Joseph Hansen, on Winthrop avenue, between Seventh and Eighth South; four-room cottage on Third avenue, near R street, for J. White; five-room bungalow on Tenth East and Belmont for O. Kometz; six-room cottage on Tenth East near Belmont for C. O. Hansen; five-room modern cottage on Broadway avenue, near Ninth East for B. Madens; five-room modern cottage on Laker street for A. Jorgensen; six-room cottage near Seventh South and Fourth East for A. R. Broys.

Inquiries for five and six-room bungalows and cottages are coming in in almost swamping proportions. Interest in this class of homes is increasing at a rate that is surprising all dealers.

SALT LAKE PROPERTY
IN TWENTY-FIVE YEARS

A prominent realty man makes the following observations: "We feel that we are risking nothing in promising those who are disposed to secure a home in Salt Lake that they will not lose by it. The city has been growing wonderfully for 25 years, the progress being in a geometrical ratio. As the time goes along it will be so in the future. The increase in values in the 25 years behind us is marvelous. It will be so in the 25 years that are in front of us. No house will depreciate in value half so fast as the lot on which it stands will appreciate. If a man secures a corner almost anywhere it is always within the scope of possibility that it may come into use for business purposes and then the increase in value is very large. Lots here are ample in space, and will be for centuries to come; but when the population of the city of Salt Lake numbers 200,000, as it should in 25 years, 50-foot lots will have been cut up into 25-foot lots, and 40-foot lots into 20-foot lots. Every half-acre lot in the city of the future, and every acre will make from seven to 10 lots in the future. Each section of these subdivided lots will be worth more than the whole plot as property now is. The conviction of a good many shrewd men experienced in business, that Salt Lake real estate is a better form of insurance than any shape of straight life insurance. Anybody who buys a lot in Salt Lake, or Salt Lake realty held in fee simple, always has something of intrinsic value. It can't blow away nor be swept away. It is there for all time.

ADVISES FAMILY HEADS
TO SAVE MONEY FOR HOME

We do not hesitate in advising every head of a family who can do it to save a little money regularly, and when it has accumulated to a pile sufficient to secure a lot, get it, pay for it, as soon as possible, then borrow money to build a house. In the second year of the year, do not be extravagant. Cut your coat according to your cloth. Pay for your house and get it clear as soon as you can. This is not agreeable advice to a great many American people. Besides mortgaging homes to get money to speculate in oil stocks, a good many people in Los Angeles these days are reported to be mortgaging their homes to buy an automobile. They are often people who can neither afford the cost of the machine nor the time that is spent in enjoying it. It takes the money away from the home. It takes the man away from his business, often to the great detriment of whatever he is engaged in. If he is a wage-earner or a salaried man, his time belongs to his employer, and there is very little of it at best left for automobiling. The man who is a writer in a money-making business and keeps it clear that his home and neglects to secure one, or if he has such mortgages it to speculate in stocks or to indulge in the luxury of an automobile.

THE CITY MAN WHO
WANTS COUNTRY HOME

Cost, Improvement and Other Details Discussed by a Dealer.

What does it cost to get a farm home, convenient to transportation, so that the city man can live in the country without immediately breaking off his business connection? Questions of this kind are being asked by many families who wish to get away from the city and enjoy the advantages of land ownership. Answer for a prominent real estate operator says:

Farm land is governed in price location more than anything else. A person feels compelled to go to town every day he can not locate more than a mile from a station and land so situated comes high. If a family is ready to break off entirely from the city and locate four or five miles from a station a little farm can be secured at surprisingly low price.

If a Salt Lake man who has saved only \$500 or \$1,000 wishes to move to the country, the best thing for him to do is to buy a small place that is already improved with buildings. He will have to give up a good deal of his energetic and an intelligent manager, he can clear this off. Improved places of 40 or 50 acres may be bought at from \$100 to \$150 per acre, but they are not so good as a place of 100 acres. A man who has saved \$500 or \$1,000 can start in the matter of improvement. If a man has \$3,000 he will be able to keep out of debt, operating on this basis:

Price of 10 acres.....	\$500
Cost of cottage.....	500
Barn and chicken house.....	500
Horse and wagon.....	125
Buggy.....	50
Cow.....	40
Thirty chickens.....	25
Four pigs.....	15
Farm implements.....	50
Total.....	\$2,000

With a place of this kind a good living for a family is assured from the beginning. The amount of profit depends on the management. With poultry, hogs and vegetables skillfully handled an income is secured from the start. In the second year a person may clear \$500 to \$1,000 from a person strawberries and duplicate it by means of the chickens and pigs.

Commercial apple growing is attractive, and no business offers better inducements to the future generations than this. The demand for good apples increases every year and the old orchards that have been neglected are allowed to die out will no longer be a factor in controlling the price of fruit.

The "old sow" fires the salute to the pioneers Monday 25th, at Wandamere. Pioneer Day celebration. Everyone invited.

Band and Orchestra Saitair, Today.

GO TO OGDEN SUNDAY.

Via Oregon Short Line. Round trip \$1.00, with choice of twenty-four trains. Late train leaves Ogden 9:15 p. m.

Best table d'Hôte dinner in America, Saitair, \$1.

Thirty trains, ample equipment, quick service, Saitair Pioneer day.

STOCK CERTIFICATES.

stock certificates, bonds, and blank books of any size or style made to order. Estimates promptly furnished